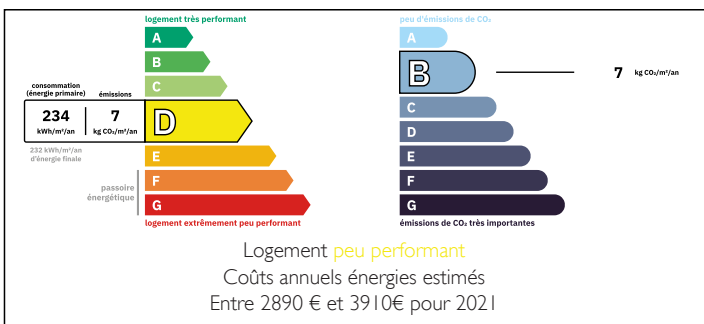


Normandy Countryside House & Gite with Earning Potential



ENERGY - DPE



INFORMATION

| | |
|-------------|-------------------------|
| Town: | Saint-Georges-de-Livoye |
| Department: | Manche |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 170 m2 |
| Plot Size: | 2687 m2 |

IN BRIEF

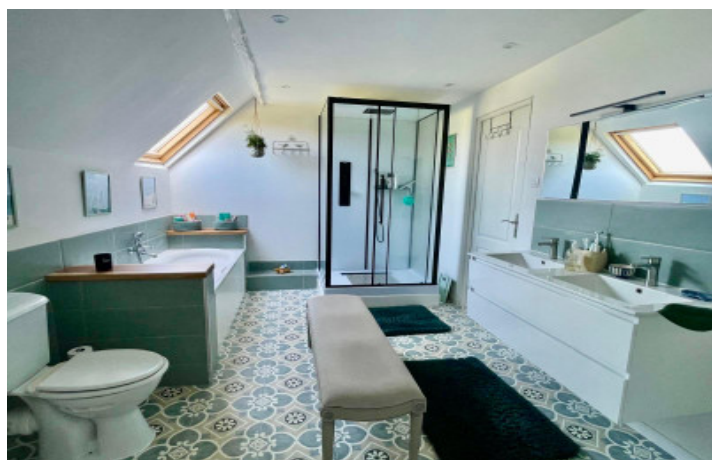
Detached country property with independent annexe, situated between Brécey and Villedieu-les-Poêles in the heart of the Normandy countryside, approximately 30–40 minutes from Mont-Saint-Michel and within easy reach of the coast.

Offering around 170m² of habitable space set within grounds of approximately 2,600m², the property provides comfortable and flexible accommodation. The main house is arranged over two levels and includes multiple bedrooms, reception rooms, kitchen space and bathrooms, making it well suited to family living, a second home or a lifestyle move to rural France.

The independent annexe offers additional accommodation for visiting family and friends, multi-generational living, or potential tourism-related use, subject to any necessary permissions.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Detached house with independent annexe and gîte potential, located in the Normandy countryside between Brécey and Villedieu-les-Poêles, within easy reach of Mont-Saint-Michel and the coast.

Offering approximately 170m² of habitable space set within grounds of around 2,600m², the property provides versatile accommodation suited to a variety of lifestyles, whether as a permanent family home, second residence or property with income potential.

The main house is arranged over two levels and currently offers two first-floor bedrooms together with a dressing room, which could equally serve as an additional bedroom if required. On the ground floor, an office and separate shower room provide the opportunity to create a further bedroom with adjacent bathroom facilities, making the layout adaptable to changing needs, single-level living or guest accommodation.

The flexible arrangement allows the property to function as a comfortable family home while also offering options for multi-generational living or hosting visiting family and friends.

An independent annexe with its own access provides separate accommodation that could be used for guests, extended family, holiday rentals or a gîte business, subject to any necessary permissions. The ability to generate supplementary income may appeal to those looking to combine a lifestyle move with a home-based project.

In addition, the property includes a barn incorporating workshop space and a room above. This offers useful storage, workspace for hobbies or crafts, and further possibilities for development, subject to the appropriate permissions.

Set within a peaceful rural environment, the property enjoys the best of both worlds: countryside surroundings with convenient...

LOCAL TAXES

Taxe foncière: **498 EUR**

NOTES